



MORRIS MARSHALL & POOLE

Chartered Surveyors

Auctioneers

Estate Agents

Established 1862

www.morrismarshall.co.uk



Trawscoed Pellaf, Carno, Caersws, SY17 5LX

- Detached Welsh Stone Long House with approx 9 acres
- In pleasant rural setting with superb valley views, convenient to village of Carno
- Accommodation retaining wealth of character, Double glazed, Oil C.H. EER = 44
- 2 Reception Rooms, Kitchen, Utility, 2 Study Rooms/Bedroom(4), 3 Bedrooms, Bathroom, Wet Room
- Attractive range of Stone Outbuildings suitable for conversion subject to consent
- Farm Building. Pastureland & deciduous trees



Asking price £445,000

NEWTOWN OFFICE

01686 626160

newtown@morrismarshall.co.uk

On the Ground Floor

Entrance Hall with stable entrance door, beamed ceiling, radiator, BT point open staircase to first floor.

Dining Room 4.55m x 4.05m (14'11" x 13'3") with wood burner in feature stone inglenook with large oak beam over a slate hearth, radiator, beamed ceiling, glazed door to:

Lounge 5.50m x 4.22m (18'1" x 13'10") at widest point, 2 radiators, inset wood burning stove, 2 windows to front, sliding patio door to decked area with views to garden.

Bedroom (4)/Study (1) 3.90m x 3.75m (12'10" x 12'4") with front and side view windows, radiator, tiled floor with electric underfloor heating, range of built-in cupboards, door through to:

Study (2) 4.10m x 2.58m (13'5" x 8'6") with side window to views across the valley, radiator, tiled floor with electric underfloor heating.

These two rooms could be adapted as a Fourth Bedroom with En Suite.

Kitchen 5.20m x 2.55m (17'1" x 8'4") modern white units comprising base, drawer, wall and larder units, worktop surfaces, inset stainless steel 1½ bowl sink unit, built-in dishwasher and fridge, Calor gas cooker with extractor hood over, French door to decked seating area, part glazed roof.

Utility Room wall and base units, plumbing for washing machine, worktop surface, built-in cupboard, oil central heating condensing combination boiler.

Wet Room glazed shower screen, electric shower, WC, wash basin, fitted cupboard and drawers, tiled walls and floor, wall mirrors, inset ceiling lights.

On the First Floor

Landing with access to loft.

Front Bedroom (1) 5.00m x 3.70m (16'5" x 12'2") with front and rear windows, beamed ceiling, radiator, built-in bedroom fitments comprising 3 double wardrobes, 3 sets of chest of drawers, dressing table, 2 bedside chests of drawers.

Rear Bedroom (2) 4.20m x 3.70m (13'9" x 12'2") radiator, windows to rear and side views.

Front Bedroom (3) 4.20m x 2.50m (13'9" x 8'2") radiator, windows to front and side views.

Bathroom panelled bath with electric shower, wash basin with cupboard under, WC, tiled walls, radiator, spotlights.

Outside

The property is approached via a long driveway with the land to the left and right.

The gardens around the property are well maintained, mostly laid to lawn with flower and shrub borders, with a patio area with pergola, decked seating area, rockery and garden pond.

Outside tap, outside power point.

Oil tank.

Stone Outbuilding 6.10m x 6.10m (20'0" x 20'0") slated roof, the upper floor is access from outside and has a double glazed window, door and two roof lights, electric connected.

Adjoining Stone Building 9.20m x 6.10m (30'2" x 20'0") corrugated iron roof, electric connected.

The above stone buildings have development potential, i.e. Studio, Holiday Lettings, etc, subject to receiving the necessary planning consents.

Farm Building 18m x 18m (59'1" x 59'1") modern portal frame, electricity and water connected, electric remote control roller shutter doors.

The Land

The land extends to approximately 9 acres (3.64 hectares) or thereabouts, shown outlined red on attached plan.

Planted with a range of mixed deciduous trees i.e. Ash, oak, cherry, rowan, field maple, etc.

Services

Electricity, Private Water and Drainage.

Oil fired central heating.

Telephone connected subject to BT regulations.

N.B. The services, flues and appliances have not been tested and no warranty is provided with regards to their condition.

Council Tax

Band 'F' (verbal enquiry).

Tenure

Freehold with vacant possession on completion.

Energy Performance Certificate (EPC)

A copy of the EPC is available on request or from our website.

Viewing

Strictly by appointment with the Agents.

Directions

From Newtown take the A489 towards Llanidloes, after 6 miles turn right onto A470 and proceed through the village of Caersws and after a further 5 miles turn left before an elevated bungalow on the left hand side, proceed along the country lane and after a short distance follow the road to the left and take the next right to Trawscoed Pellaf.

Website

To view a complete listing of properties available For Sale or To Let please view our website www.morrismarshall.co.uk. Our site enables you to print full sales/rental particulars, book viewings, register your requirements on our mailing list and arrange a valuation of your property.

Morris Marshall and Poole

01686 626160

Ref: 2015/S AHT 12/15



